QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF October, 20 23

Notary Public

MY COMMISSION EXPIRES 11-3-2025 (AFFIX SEAL)

BRITTANY LEA STEWART NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

AJ-QCD-23-3820

THIS INSTRUMENT WAS PREPARED BY (and please
Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

Karen Johnson Davidson County
Batch# 1060009 DEEDQC
10/12/2023 12.19 03 PM 2 pgs
Fees $12.00 Taxes $0 00

20231012-0080016

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Tara Koch	Tara Koch	
(NAME)	(NAME)	58-11-65.00
3820 Lunn Drive	3820 Lunn Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37218	Nashville, TN, 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Erickson and Tara Koch,** hereinafter called the Grantors, by these presents do hereby convey, assign, and quitclaim unto **Tara Koch,** hereinafter called the Grantee, her heirs, successors, and assigns, all Grantor's right, title, and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 138 on the Plan of Royal Hills, Section I, of record in Plat Book 4675, Page 73, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to **Andrew Erickson and Tara Koch,** by Warranty Deed, from **Cameron Hunt,** of record in Instrument No 20190812-0080345, Register's Office for Davidson, Tennessee

This Instrument was prepared with information supplied by the Grantee No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **3820 Lunn Dr, Nashville, Tennessee 37218**

Witness my/our hand(s) this the 10 day of October, 2023

Andrew Erickson

STATE OF ~~TENNESSEE~~)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Andrew Erickson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained.

Witness my hand and official seal, this the 10th day of October, 2023.

Notary Public

My Commission Expires.
11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

Tara Koch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tara Koch**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the within instrument was executed for the purposes therein contained

Witness my hand and official seal, this the 10 day of October, 2023.

Notary Public

My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025